

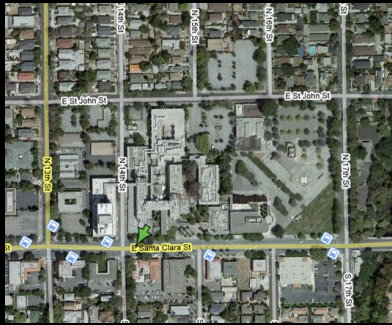
Overview of the Former San Jose Medical Center Stakeholders Advisory Committee Process

December 5, 2007
Planning Commission
Study Session

Purpose of Study Session

- Inform the Planning Commission of the Stakeholders Advisory Committee process
- Overview of the SAC recommendations
- Next steps in the SAC process
- Information available online at <http://www.sanjoseca.gov/planning/sjmc>

Setting



- 10-acre site
- North of Santa Clara St.
- Between 14th and 17th streets

SAC Process Background

- San Jose Medical Center closed in 2004
- Strong community interest
- City Council initiated community engagement process
- Health Care / Land Use Study – SAC Process

Timeline

1923	San Jose Hospital (now SJMC) opens
1996	Columbia (now HCA) buys SJMC
1999	Closure of SJMC in 2006 announced
Nov. 2004	Dr. Zaretsky Health Care Study completed
Dec. 2004	San Jose Medical Center closes
Mar. 2005	City issues Request For Qualifications
Aug. 2005	Council initiates a community engagement process
Apr. 2006	Council accepts SAC membership
Jun. 2006	SAC holds 1 st meeting
Nov. 2007	SAC makes final recommendations

Community Engagement Process - Health Care and Land Use Study

- Supported by a Stakeholders Advisory Committee (SAC)
- Identify priority health care needs and uses for Downtown
- Define a feasible land use plan that represents the needs of the community

Stakeholder Advisory Committee Membership

The SAC is composed of 15 members representing four Stakeholder groups:

- Neighborhood
- Business
- Health Care
- Property Owner – HCA

Stakeholder Advisory Committee Membership

- | | |
|---------------------|---|
| ■ Julia Ostrowski | 13th Street NAC |
| ■ Paula Velsey | Five Wound Brookwood Terrace NAC |
| ■ Patti Phillips | Horace Mann Neighborhood Association |
| ■ Joe Pambianco | Julian St. James Neighborhood Association |
| ■ Les Levitt | Naglee Park Campus Community Association |
| ■ Nancy Hickey | University Neighborhoods Coalition |
| ■ Ernie Wallerstein | San Jose Medical Group |
| ■ Jim Murphy | SCV Health & Hospital System |
| ■ Andrew Reid | SEIU United Healthcare Workers West |
| ■ George Chavez | East Santa Clara Business Association |
| ■ Dennis Hickey | San Jose Downtown Association |
| ■ Jody Hansen | Silicon Valley Chamber of Commerce |
| ■ Roz Dean | Coalition for a Downtown Hospital |
| ■ Bob Brownstein | Working Partnerships USA |
| ■ Gary Schoennauer | Hospital Corporation of America, Inc. |

SAC Work Plan

- I. Defining Study's Scope of Work
Key Question - Why ?
- II. Working with the Consultant
Key Question - What?
- III. Evaluation of Choices
Key Question - What if?
- IV. Developing a Preferred Recommendation
Key Question - What to do?

SAC Public Outreach

- Website
- Email Distribution List
- Public Notices - 1,000' radius
- Legal Notices – Mercury News
- SNI Neighborhood Advisory Committee
- Redevelopment Agency SNI liaisons
- City Clerk Public Notice Bulletin

City Council Criteria for Successful Recommendations

- **Addresses local health care needs -**

As appropriate for site, consistent with health care demand analysis, etc.

- **Supports the existing neighborhood and business district -**

Provides neighborhood sensitive and neighborhood-oriented uses, e.g. retail, trail connections, etc.

- **Creates Value for Property Owner -**

Market-based land uses sufficient to justify development of site.

Consensus Based Decision Making Process

- **Consensus -**

All 15 members in support/neutral

- **Near Consensus -**

2/3 of SAC and one member of each stakeholder group

- **General Agreement -**

Majority of SAC and one member of each stakeholder group

- **Community Support -**

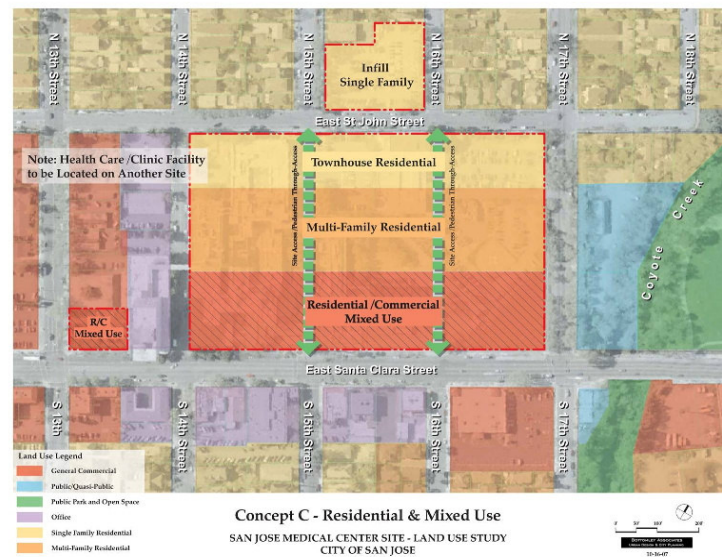
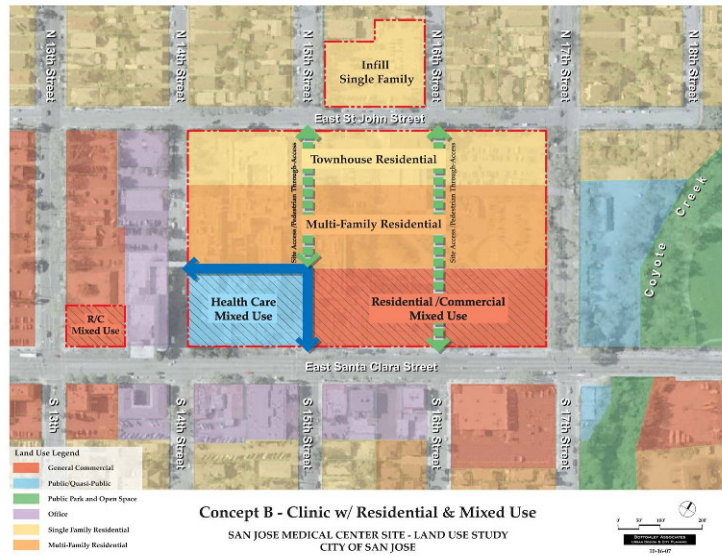
If property owner opposed, but other 3 stakeholder groups in agreement

SAC Land Use Recommendations

- Residential and Retail (Mixed Use)
 - Most urban (height) along Santa Clara Street
 - Stepping back into single family neighborhood
 - Include affordable housing
 - Ground floor retail
- Parking and Circulation
 - Walkable pedestrian friendly blocks
 - Adequate parking in well designed structures

SAC Land Use Recommendations

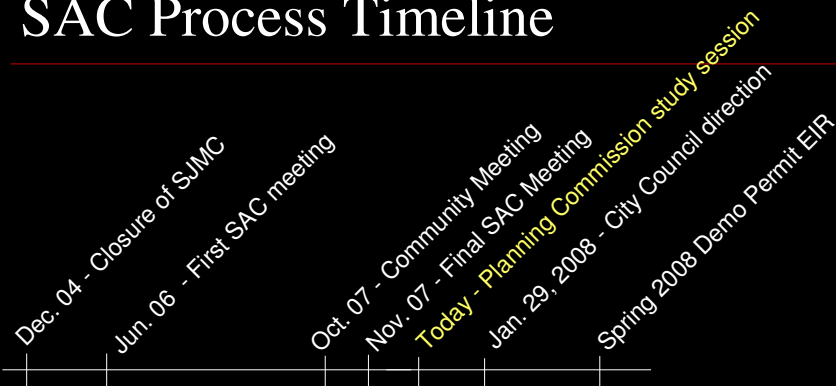
- Parks and Landscaping
 - Connect to existing trails, creeks, and community centers
- Fire Station #8 Location
 - Should be located based on operational needs
- Design and Other
 - Include neighborhoods in planning process
 - Treat property as special opportunity
 - Replace and upgrade bridge over Coyote Creek



SAC Health Care Recommendations

- Expand affordable Primary Care services
- Expand affordable Urgent Care services
- Establish Gardner Family Health Network facility
- Ensure clinic operator provide competitive benefits and good employee-management environment
- Establish Joint City-County Taskforce to look at future hospital/health care and as part of General Plan update
- Reuse existing Medical Office building

SAC Process Timeline



Next Steps

- City Council/Agency Board consideration of land use and health care recommendations (January 2008)
- EIR certification for demolition permit to be considered by Planning Commission (TBD)

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